

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 16, 2006

ITEM No. \_\_\_\_\_

CASE NUMBER/ PROJECT NAME	<b>71-DR-2005 Classic Car Spa</b>		
LOCATION	22111 N. Scottsdale Road		
REQUEST	Request approval of a site plan & elevations for a new car wash facility with automotive services.		
OWNER	Strategic Asset Acquisition LLC 480-993-4211	ENGINEER	Norman Engineering 602-371-0397

ARCHITECT/ DESIGNER	Seaver Franks Architects Inc. AIA 520-795-4000	APPLICANT/ COORDINATOR	Rick Stertz Strategic Asset Acquisition LLC 480-993-4211
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**BACKGROUND**

**Zoning.**  
The site is zoned C-4 (General Commercial) district, which allows for the heaviest type of commercial activities found in the city, including warehouse, wholesale and light manufacturing.

**Context.**  
The site is located on the northwest corner of Scottsdale Road and Deer Valley Roads. The proposed site is located on an undeveloped parcel with existing trees, shrubs, and short grasses. Projects being developed co-currently within this overall parcel are; The Scottsdale Ridge Business Center to the immediate east, M&I Bank two lots to the south, and Scottsdale Ridge by Shea Commercial, which involves the entire, lower half of the site.

**Adjacent Uses or Zoning:**

- North: Improved Retail, C-3; Highway Commercial, I-G; Light Employment District.
- South: Unimproved, C-4; General Commercial, C-O; Commercial Office.
- East: Office Warehouse Construction, C-4; General Commercial.
- West: State Land, C-4; General Commercial.

**APPLICANT'S  
PROPOSAL**

**Applicant's Request.**

The applicant's request is for approval of a site plan, elevations, and landscape plan to develop the site for a hand car wash and gasoline service station. The proposal consists of a car wash, retail store, and a canopy over five gasoline dispensers that provide gasoline for two vehicles at a time; air/water dispensers refuse containers, parking, landscaping and outdoor seating area. The facility's



primary use is for a car wash, auto detailing, oil and lube, and does not include automobile repair services.

**Development Information:**

- Existing Use: Vacant
- Proposed Use: Car wash, convenience store, gas
- Parcel Size: 2.29 Acres
- Building Size: 13, 888 Square Feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 29 Feet
- Parking Required: 57 Spaces
- Parking Provided: 57 Spaces
- Open Space Required: 17,600 Square Feet
- Open Space Provided: 25,622 Square Feet
- FAR Allowed: 80,000 Square Feet
- FAR Provided: 13,034 Square Feet

**DISCUSSION**

The proposed site is a vacant and undeveloped lot created by a 10-lot land division. There is an approved master plan for the entire site, which this project is part of, and the infrastructure, circulation, and drainage have been approved conceptually. The grading and drainage plans, water and sewer plans have been permitted as per the master plan.

The applicant is proposing a 13, 888 square foot facility that will offer: 100% all hand wash car wash, extended vehicle revitalization, complete oil, lube and fuel services, window tinting, windshield replacement as well as an automotive product and waiting lobby. There will be six gas pumps located under the gas canopy and two gas pumps located under the car wash entrance canopy.

The buildings will be of modern architectural design, compatible with other existing structures or ones under construction within the overall development. The proposed building height is 29-feet and the 3 canopies are 17-feet in height. The building is constructed of frame, masonry and stucco painted in two shades of brown (Dunn Edwards, Cobblestone Path and Taupewood). The base of the building is composed with pre-cast concrete painted dark brown (Dunn Edwards, Bannister Brown) in color. The roof trim is painted stucco dark brown in color (Dunn Edwards, Bannister Brown). There are three canopies; gas canopy, check-in canopy, and dry-off canopy all having painted stucco, light brown (Dunn Edwards, Taupewood) with dark brown trim (Dunn Edwards, Bannister Brown).

The north, south, and west facades have steel canopy and trellis shade structures painted medium blue in color (Dunn Edwards, Country Blue). The glass used is solar, lightly reflective bronze, and insulated. The doors and window frames are made of bronze aluminum storefront system. The windows and doors are recessed.

The revegetation of the Scenic Corridor along the Scottsdale Road Frontage is permitted and the master developer is performing the work. The landscape palette for the proposed site contains a xeriscape theme with Desert Willow and



Blue Palo Verde trees along with Desert Honeysuckle, Fairy Duster, Turpentine Bush, Flat-top Buckwheat, Tularosa, accents and groundcovers.

Comments were made regarding color and design during the January 10, 2005 City Council meeting for the Use Approval. Since that meeting the applicant has worked with staff to revise the entrance to the building, stack the gas canopies, revise color elevations depicting colors that are more compatible with the desert, and provide additional landscaping along the Scottsdale Road frontage.

**The applicant was instructed to return to the February 16, 2006 Development Review Board for the purpose of presenting the area context of development surrounding the proposal as well as to submit a material and color board.**

OTHER BOARDS AND  
COMMISSIONS

14-UP-2005: The Planning Commission heard this case on November 30, 2005. The Planning Commission recommended approval of this conditional use permit on the expedited agenda, 6-0. This use permit was approved by the City Council on January 10, 2006. The Development Review Board heard this case on February 2, 2006 and the case was continued.

STAFF  
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.



STAFF CONTACT (S)      Greg Williams  
Senior Planner  
Phone: 480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

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Greg Williams  
Report Author

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Lusia Galav, AICP  
Director, Current Planning  
Phone: 480-312-2506  
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Landscape Plan
6. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements





2552 N. Alvernon Way/Tucson, AZ 85712/FAX (520) 795-9431/(520) 795-4000

Date: January 9, 2006  
To: City of Scottsdale  
From: Richard W. Huch, Senior Project Architect

**CLASSIC CAR SPA- SCOTTSDALE ROAD & ADOBE ROAD,  
SCOTTSDALE, ARIZONA  
NARRATIVE**

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The proposed Classic Car Spa, located at the southeast corner of Scottsdale Road and Adobe Road in Scottsdale will be a full service car wash, fuel service and car care facility.

The overall building is a 13,888 square foot facility specializing in automotive care. The facility will offer 100% All Hand Wash Car Wash, extended care vehicle revitalization, an automotive product and waiting lobby, complete oil, lube and fuel services as well as window tinting and windshield replacement services.

The hours of operation change seasonally, however the earliest that the facility will open will be 7:30 am with closing at 6:30 pm.

There will be approximately 25 to 40 employees working within and at the facility at any given time depending on the day of the week.

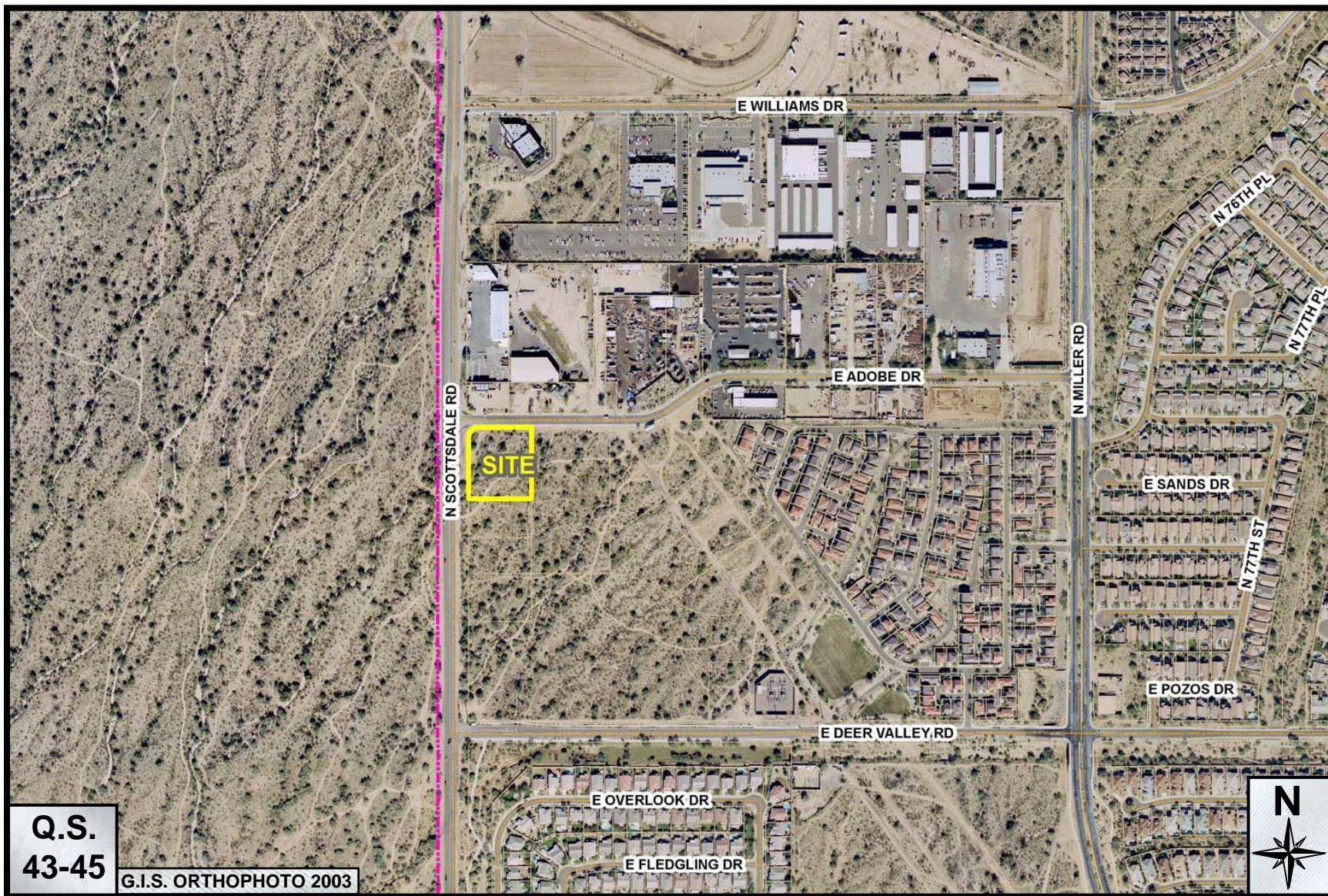
The vehicular circulation patterns are depicted on the site plan.

The color scheme will feature natural desert hues.

The exterior design of this facility will feature a similar design vocabulary as the surrounding architecture. The materials will be painted stucco with a pre-cast concrete base. Metal canopies will accent the parapet construction and aluminum window storefront system. Elements of standing seam metal roofing will be added as accents.

71-DR-2005  
REV: 1/19/2006





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43-45

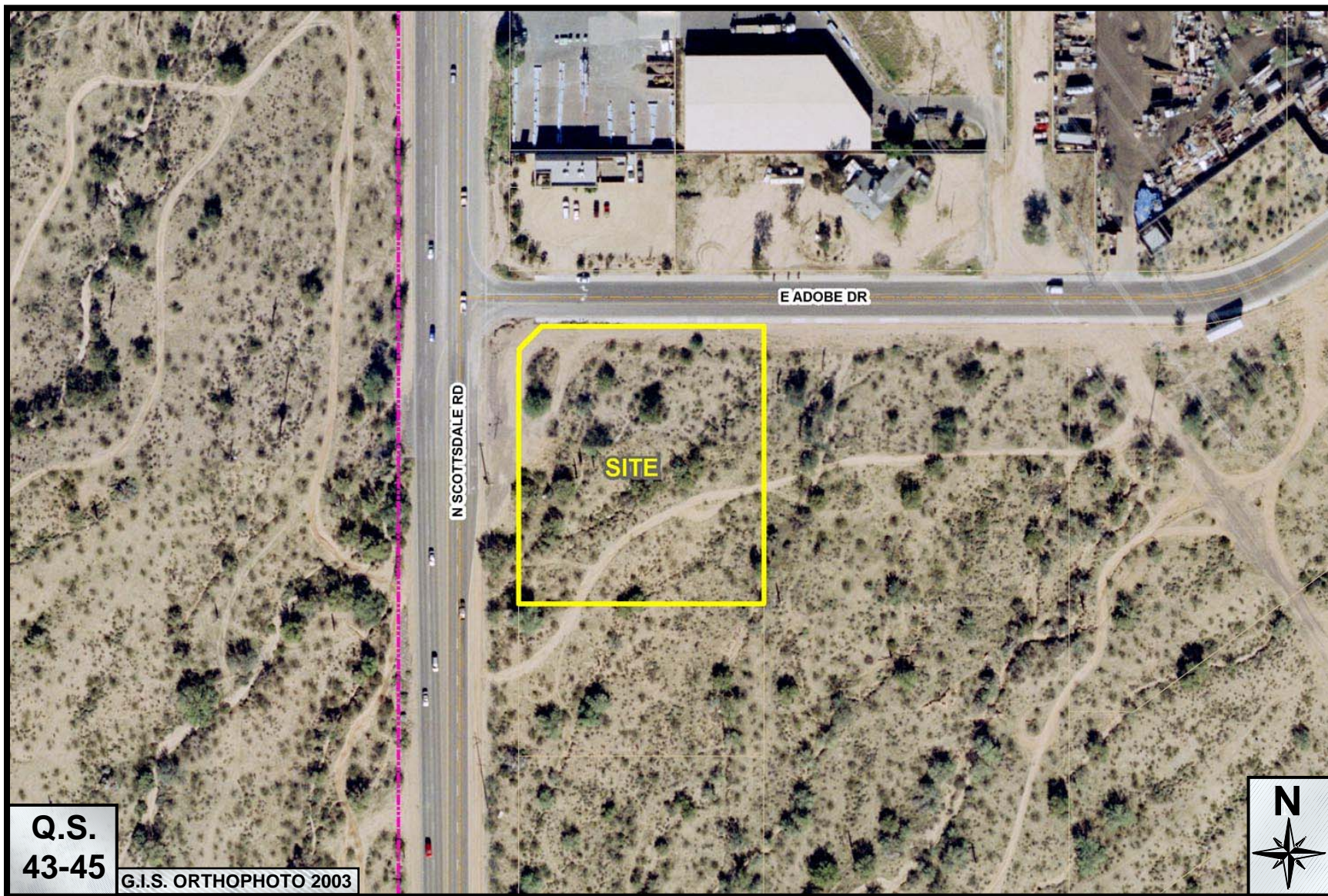
G.I.S. ORTHOPHOTO 2003

Classic Car Spa

71-DR-2005

ATTACHMENT #2



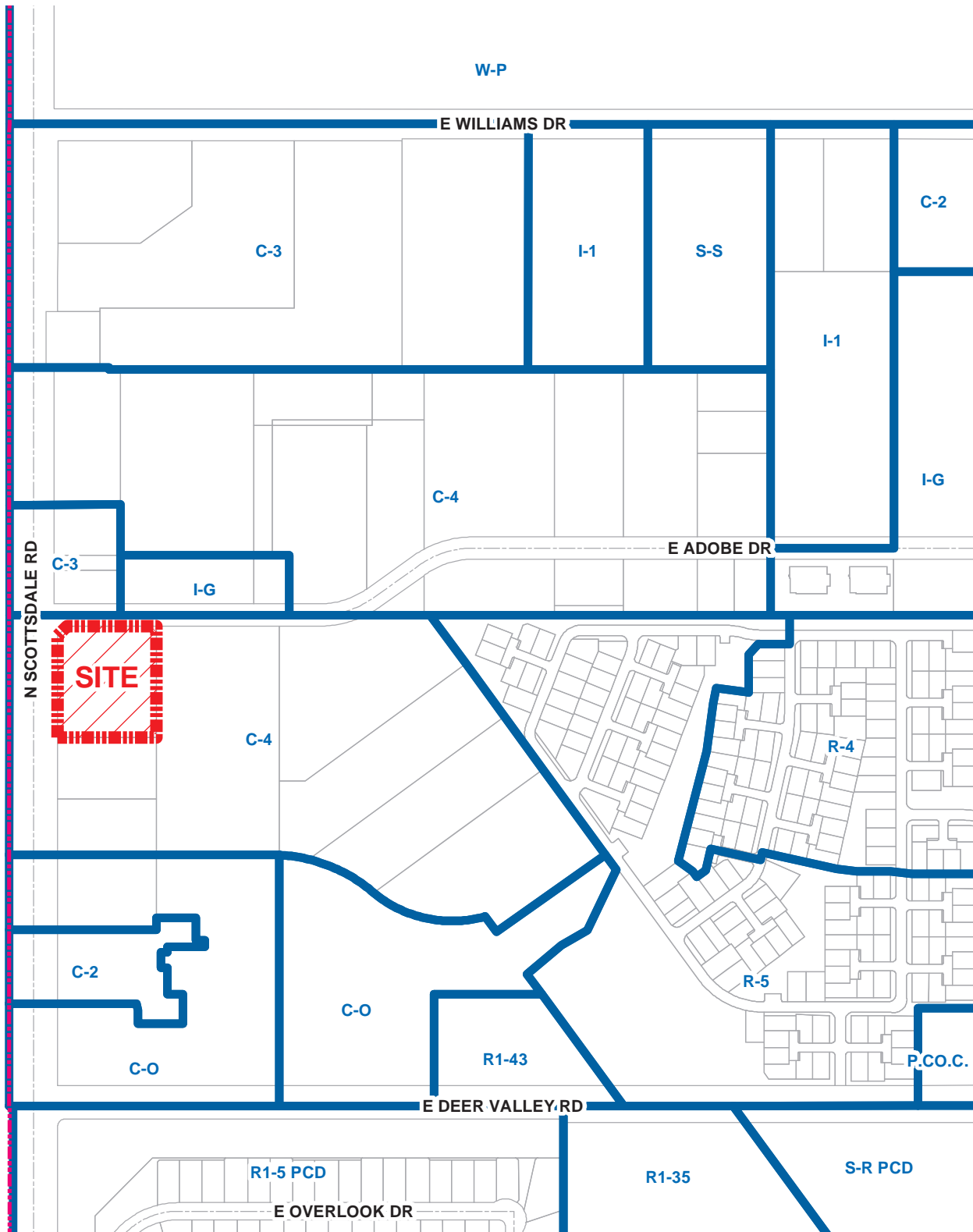


Classic Car Spa

**71-DR-2005**

ATTACHMENT #2A



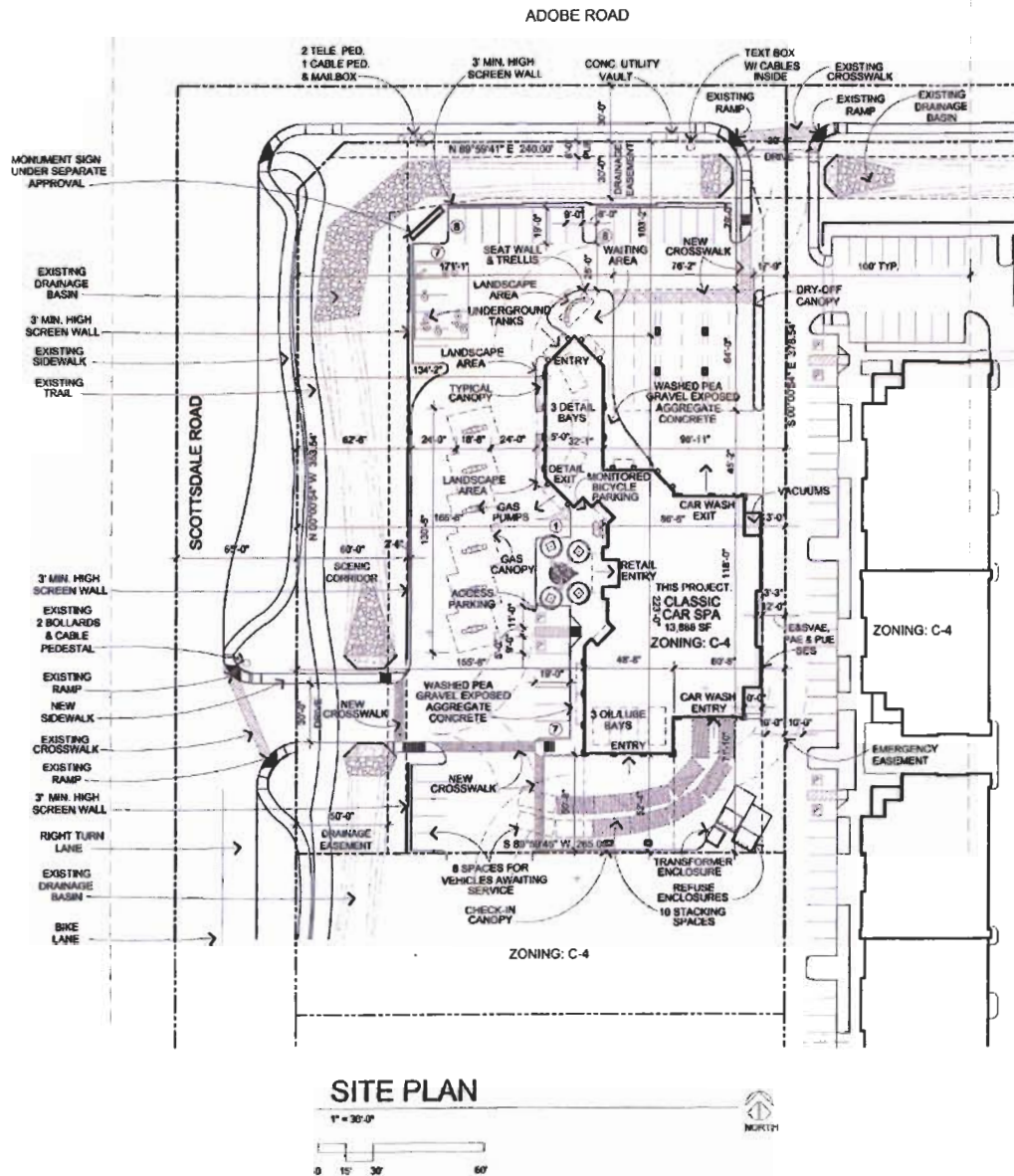


71-DR-2005

ATTACHMENT #3







## DEVELOPMENT SUMMARY

EXISTING SITE ZONING	C-4
PROPOSED SITE ZONING	C-4
GROSS FLOOR AREA	13,888 SF
REQUIRED OPEN SPACE	17,800 SF
PROVIDED OPEN SPACE	22,861 SF (SEE SITE PLAN WORKSHEET)
NET SITE ACRES	2.26 ACRES (100,000 SF)

## PARKING REQUIREMENTS

## A) AUTOMOTIVE SERVICE STATION

3 SPACES PER SERVICE BAY	8 SPACES - 3 CREDITED IN BAY (SEE PLAN) 5 IN LOT
3 SPACES X 3 COLUMN BAYS	9 SPACES - 3 CREDITED IN BAY (SEE PLAN) 5 IN LOT
3 SPACES X 3 DETAIL BAYS	
1 SPACE PER 250 GSF OF RETAIL SALES	12 SPACES (8 IN BAY)
4,800 GSF (SEE FLOOR PLAN WORKSHEET) / 250	18 SPACES
TOTAL REQUIRED FOR AUTOMOTIVE SERVICE STATION	31 SPACES

## B) CAR WASH

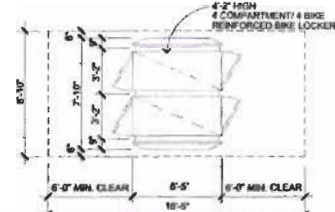
1 SPACE PER AUTO WASHING EMPLOYEE PER SHIFT	4 SPACES
4 AUTO WASHING EMPLOYEES	4 SPACES
TOTAL REQUIRED FOR CAR WASH	8 SPACES
TOTAL REQUIRED FOR AUTOMOTIVE SERVICE STATION AND CAR WASH	39 SPACES
TOTAL PROVIDED FOR AUTOMOTIVE SERVICE STATION AND CAR WASH	36 SPACES

## C) QUEUING

10 STACKING FOR QUEUING (SEE PLAN)	10 SPACES
4 SPACES PER WASH BAY FOR VEHICLES AWAITING SERVICE (SEE PLAN)	8 SPACES
4 SPACES X 2 WASH BAYS	8 SPACES
TOTAL REQUIRED FOR QUEUING	18 SPACES
TOTAL PROVIDED FOR QUEUING	21 SPACES

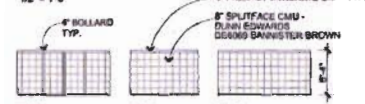
## BICYCLE PARKING REQUIREMENTS

1 BICYCLE PARKING SPACE PER 10 VEHICULAR PARKING SPACES	4 SPACES
35 SPACES / 10 =	



## SECURE BICYCLE PARKING

1/2" x 1'-0"



## TYP. TRASH ENCLOSURE

1/8" x 1'-0"

NOTES:

- 1) GARAGE BAYS SHALL BE SCREENED FROM VIEW FROM SCOTTSDALE AND ADOBE ROADS, AND ADJACENT PROPERTIES THRU THE USE OF SCREEN WALLS AND LANDSCAPING.
- 2) ALL PROPOSED COLORS SHALL HAVE A LIGHT REFLECTIVITY VALUE OF LESS THAN 35 %.
- 3) TRANSFORMER ENCLOSURE SHALL BE 8'-0" WIDE BY 7'-0" DEEP. HEIGHT OF ENCLOSURE SHALL BE 1'-0" HIGHER THAN UNIT WALLS SHALL MATCH TEXTURE, COLOR AND MATERIAL OF MAIN BUILDING. THE PRINCIPLE SIDE OF UTILITY COMPANY ACCESS SHALL BE SCREENED WITH A DECORATIVE GATE THAT ALLOWS REQUIRED ENTRANCE WHEN OPEN.
- 4) THE MINIMUM WIDTH OF PARKING LANDSCAPE ISLANDS SHALL BE 7'-0" INSIDE OF CURB.
- 5) SECTIONAL OVERHEAD DOORS SHALL BE RECESSED NO LESS THAN 4" FROM THE FACE OF THE BUILDING.
- 6) WINDOWS SHALL BE RECESSED NO LESS THAN 50 % OF WALL DEPTH.

## SCREEN WALL

1/8" x 1'-0"

- 7) DOORS AND STOREFRONT SHALL BE RECESSED NO LESS THAN 30% OF WALL DEPTH.
- 8) TINTED MORGANIZED OR COATED GLAZING SHALL NOT HAVE A REFLECTANCE OF OUTDOOR VISIBILITY EXCEEDING 17%.
- 9) SPANDREL GLASS WALL HAVE AN EXTERNAL APPEARANCE MATCHING VISION GLASS.
- 10) COLUMN-LIKE FEATURES ON THE MAIN BUILDING SHALL PROJECT FORWARD OF THE ADJACENT WALL SURFACE NO LESS THAN 1'-0".
- 11) PAVEMENT, REVEAL, COLOR CHANGES AND OTHER DETAILS ON THE COLUMN-LIKE FEATURES SHALL WRAP AROUND THE FEATURES TO THE VISIBLE CORNERS.
- 12) ALL PUBLICLY VISIBLE SPACES IN THE COLUMN-LIKE AND DETAIL AREA THRU OVERHEAD DOORS AND WINDOWS SHALL BE KEPT IN SHOWROOM CONDITION.

SITE PLAN



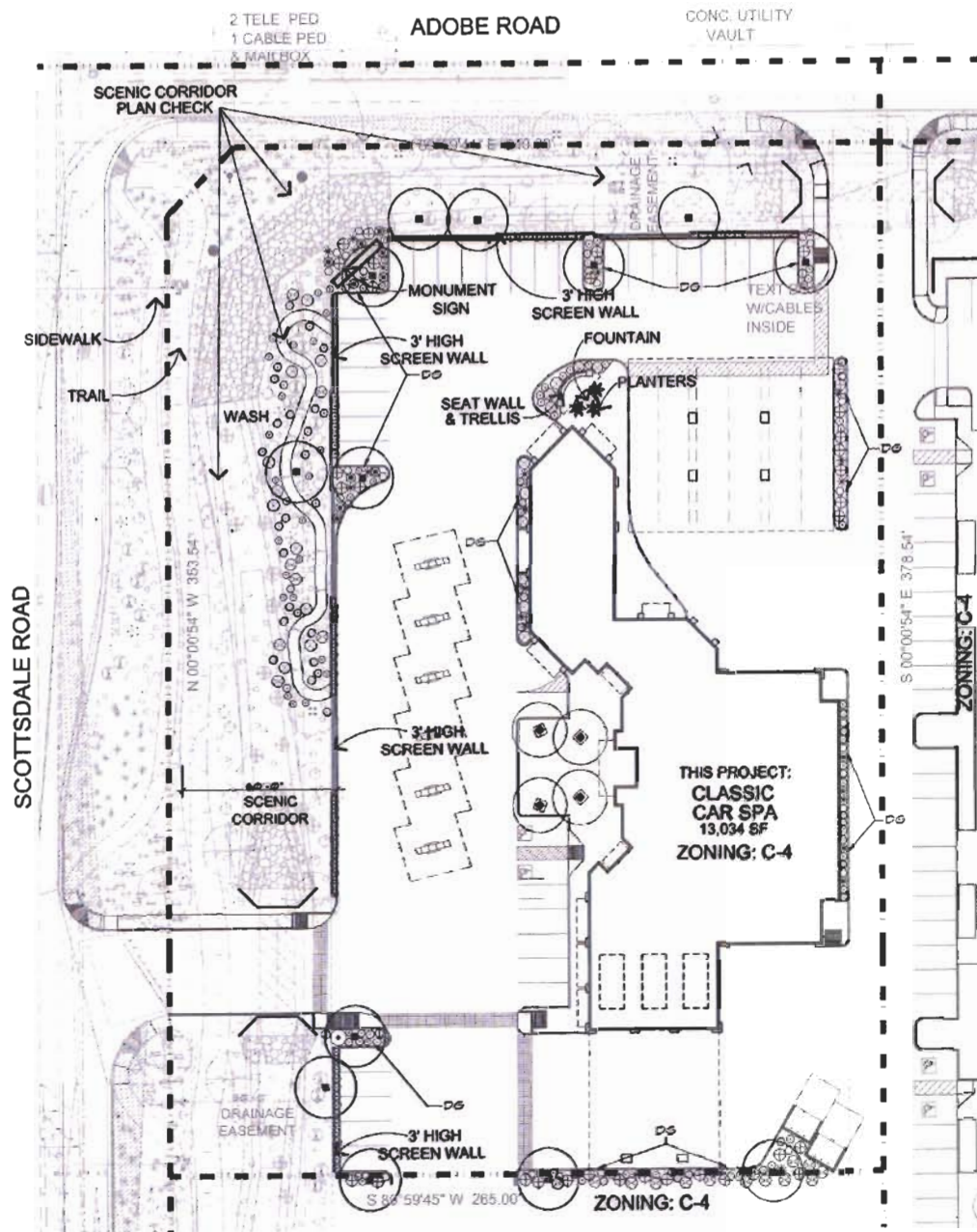
CLASSIC CAR SPA  
22111 N. SCOTTSDALE RD  
SCOTTSDALE, AZ

ISSUE DATE: 07/1/2005  
JOB NO. 2513

A1

71-DR-2005  
REV: 2/8/2006





## PLANT LEGEND

Plant Symbol	Botanical Name	Common Name	Size	Description	Qty.
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## TREES

	<i>Chilopsis linearis</i>	Desert Willow	2" caliper min.	Multi-trunk Staked	4
	<i>Cercidium floridanum</i>	Blue Palo Verde	2" caliper min.	Multi-trunk Staked	13

## SHRUBS, CACTI AND ACCENTS

			Qty.
+	<i>Artemisia tridentata</i>	Desert Shrub	5 Gal.
+	<i>Desert Shrub</i>		5 Gal.
+	<i>Calliandra eriophylla</i>	Fairy Duster	5 Gal.
+	<i>Eriogonum fasciculatum</i>	Fluff-top Bush	5 Gal.
+	<i>Eriogonum fasciculatum</i>	Fluff-top Bush	5 Gal.
+	<i>Justicia californica</i>	Chaparral	5 Gal.
+	<i>Penstemon parryi</i>	Parry's Penstemon	1 Gal.
+	<i>Penstemon pseudospectabilis</i>	Arizona Penstemon	1 Gal.
+	<i>Malacothrix leucanthum</i>	Blackfoot Daisy	1 Gal.
+	<i>Ambrosia deltoidea</i>	Triangle-leaf Bursage	5 Gal.
+	<i>Lantana montevidensis</i>	New Gold	1 Gal.
+	<i>Phoenix roebelenii</i>	Pagoda Palm	15 gal. in pots.

## LANDSCAPE AREA

Parking Lot Area 50 FT. x 28.055  
 Parking Lot Landscape Area 50 FT. x 28.055  
 Interior Parking Lot Landscape Area 145.215 SF  
 Interior Parking Lot Landscape Area 145.215 SF

## INERT GROUNDCOVERS

DG Decomposed Granite, 3/4" Minus - (Color to be selected)  
 DG to be installed to a depth of 2 in.

## PLANTERS:

NOTE: STANFORD Round Planter  
 Dims: 36" Dia x 30" Height  
 Model # GR-ST3630P  
 Material: Lite Crete  
 Color: Custom Colorburst Glaze  
 Cobalt Blue  
 Texture: N/A  
 Sealer: STD  
 Interior Sealer: Yes  
 Drain Hole: STD  
 Saver: No

NOTE: Precast concrete planter manufacturer information.

Quick Crete Products Corp  
 PM (602) 331-5240  
 FAX (602) 331-5032  
 www.quickcrete.com

## LANDSCAPE PLAN

SCALE: 1" = 20'-0"  
 NATIVE PLANT PERMIT # B3NP-2004, 2NP-2005  
 SCENIC CORRIDOR LANDSCAPE PLAN CHECK # 367-04



LANDSCAPE PLAN

CLASSIC CAR SPA  
SCOTTSDALE, AZ

ISSUE DATE: 08.15.05  
 JOB NO: 2019

71-DR-2005  
 REV: 2/8/2006





WEST ELEVATION



WEST ELEVATION WITH CANOPY



WEST ELEVATION WITH CANOPY AND LANDSCAPE

KEYNOTES

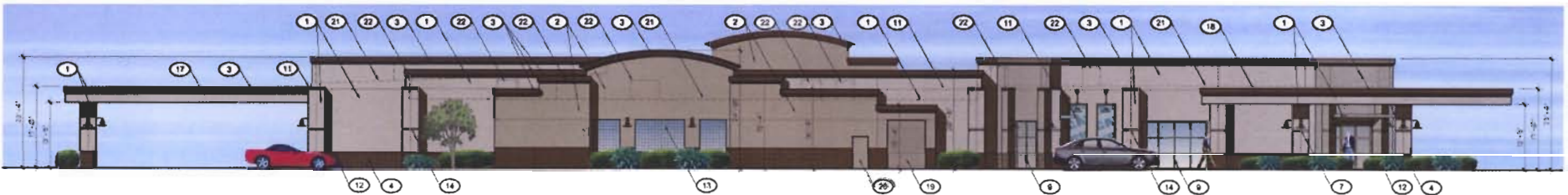
- ① PAINTED BRUCED PINE - 10' TO 12' TYPEDOOD (L.V. 11)
- ② PAINTED BRUCED PINE - 10' TO 12' TYPEDOOD (L.V. 11)
- ③ PAINTED BRUCED PINE - 10' TO 12' TYPEDOOD (L.V. 11)
- ④ PRECAST CONCRETE - DAWN EDWARDS DESIGNER BARRETT BROWN (L.V. 11)
- ⑤ STEEL CANOPY - 10' TO 12' TYPEDOOD (L.V. 11)
- ⑥ STEEL TRUSS - 10' TO 12' TYPEDOOD (L.V. 11)
- ⑦ LIGHT FIXTURE - BRONZE
- ⑧ SECTIONAL OVERHEAD DOOR - BRONZE
- ⑨ ALUMINUM ELEVATOR - BRONZE
- ⑩ STAINLESS STEEL METAL ROOF - BRONZE COPPER BROWN
- ⑪ PRECAST CONCRETE
- ⑫ PRECAST CONCRETE
- ⑬ 8' x 8' GULLY BLOCK
- ⑭ REVEAL
- ⑮ ADDRESS SIGNAGE
- ⑯ BAR CANOPY
- ⑰ CHECK-IN CANOPY
- ⑱ DRIVE-IN CANOPY
- ⑲ OVERHEAD DOOR
- ⑳ METAL DOOR
- ㉑ LINE OF ROOF
- ㉒ ROOF TOP EQUIPMENT



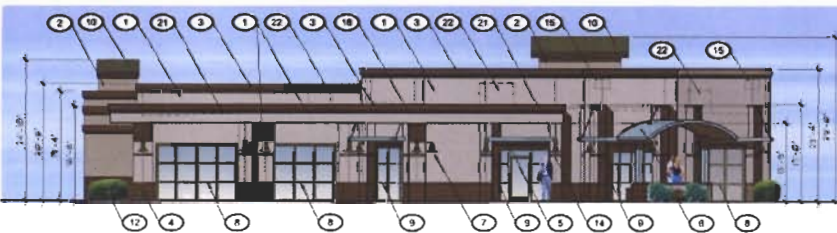




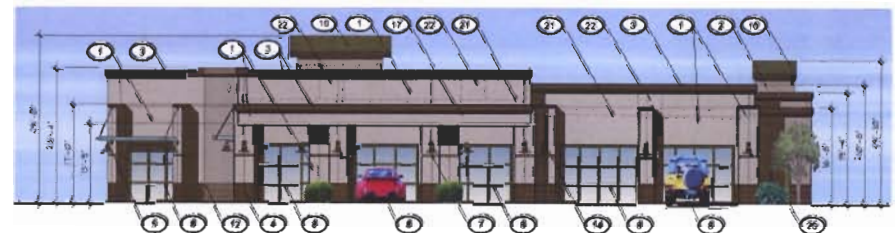
WEST ELEVATION



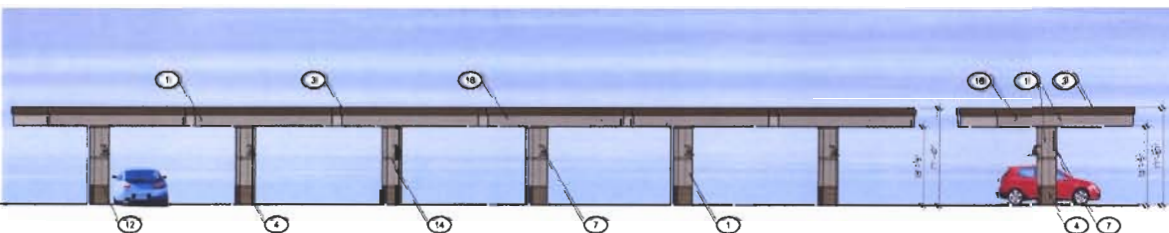
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



GAS CANOPY - EAST ELEVATION  
(WEST SIM)

NORTH ELEVATION  
(SOUTH SIM)

**KEYNOTES**

- 1 PAINTED BRICK FINISH - 10' 0" (10' 0" x 10' 0")
- 2 PAINTED STUCCO FINISH - 10' 0" (10' 0" x 10' 0")
- 3 PAINTED BRICK FINISH - 10' 0" (10' 0" x 10' 0")
- 4 PRECAST CONCRETE - 10' 0" (10' 0" x 10' 0")
- 5 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")
- 6 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")
- 7 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")
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- 19 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")
- 20 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")
- 21 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")
- 22 STEEL TRUSS - 10' 0" (10' 0" x 10' 0")



**CLASSIC CAR SPA**

SCOTTSDALE, AZ

SEAFER FRANKS

FEBRUARY 8, 2006

71-DR-2005  
REV: 2/8/2006



Classic Car Spa  
22111 N. Scottsdale Rd.  
Scottsdale, AZ

## FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.  
AS SHOWN  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☐ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
  - ☒ A. KNOX BOX
  - ☐ B. PADLOCK
  - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☒ 7. SUBMIT PLANS FOR A CLASS \_\_\_\_\_ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.  
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☐ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☐ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) \_\_\_\_\_
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS \_\_\_\_\_
- ☒ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.  
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
  - ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
  - ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.



20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: .20/1500 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. PERMIT REQUIRED FROM FIRE DEPT FOR FOR STORAGE AND DISPENSING

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



## **Stipulations for Case: Classic Car Spa Case 71-DR-2005**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **PLANNING**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Seaver/Franks Architecture with a date of 2/8/06.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Seaver/Franks Arcitecture with a date of 2/8/06.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by The Acacia Group with a date of 2/8/06.

#### **ARCHITECTURAL DESIGN:**

##### **DRB Stipulations**

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Dooley wall fencing shall not be allowed.
9. All walls shall match the architectural color, materials and finish of the building(s).
10. Garage doors visible from adjacent properties and Scottsdale Road & Adobe shall be opaque.
11. Column-like features on the main building shall project forward of the adjacent wall surface no less than 1 foot.
12. Pavers, reveals, color changes, and other details on the column-like features shall "wrap" the column to the inside corners with adjacent wall surfaces.

## **ATTACHMENT B**



13. Tinted, metallized, or coated glazing shall not have a reflectance of outdoor visible light exceeding 17%. Note or specify accordingly on the elevation drawing.
14. Windows shall be recessed no less than 50% of wall depth from external wall face, excluding external detailing.
15. Spandrel glazing, if used, shall have an external appearance matching vision glazing.
16. Doors and store front systems with doors shall be recessed no less than 30% of wall depth from external wall face, excluding external detailing.
17. Service entrance sections shall be internal, fully screened by walls, or recessed into the face of building so that it is flush with the immediately adjacent surface. If exterior, SES panels shall be painted to match the adjacent building walls. They shall also be located to minimize visibility from a public vantage point (the scenic corridor). Revise drawings to indicate preliminary locations of all SES panels.

**Ordinance**

- A. The colors of paint shall not exceed a light reflective value of 35.

**LANDSCAPE DESIGN:****DRB Stipulations**

18. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
19. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

20. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
21. The maintained maximum and average horizontal illuminance at grade on site, excluding areas bound by the drip line of canopies and within 10 feet of all storefront entry systems, shall not exceed 8.0 and 2.0, respectively.
22. The individual luminaire lamp shall not exceed 250 watts.
23. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
24. No lighting shall be permitted in dedicated NAOS easements, and Scenic Corridor easements.
25. Incorporate into the project's design, the following:  
Parking Lot and Site Lighting:
  - a. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.



**Service Station Canopy Lighting:**

- b. The maintained average horizontal illuminance level, at grade under the canopy, shall not exceed thirty (20) foot-candles. The maintained maximum horizontal illuminance level, at grade under the canopy, shall not exceed fifty (50) foot-candles.
- c. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
- d. Lights shall not be mounted on the top or sides of the canopy.
- e. The sides or fascias of the canopy shall not be illuminated.

**Building Mounted Lighting:**

- f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- g. The maintained average horizontal illuminance at grade at the storefront entries including any spill light from store interior shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade along the storefront entries shall not exceed fifteen (15) foot-candles.

**Landscape Lighting**

- h. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- i. Landscaping lighting shall only be utilized to accent plant material.
- j. All landscape lighting directed upward, shall be aimed away from property line.
- k. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line. (Add only if proposed)
- l. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

26. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

**ADDITIONAL PLANNING ITEMS:****DRB Stipulations**

27. No exterior vending or display shall be allowed.
28. Flagpoles, if provided, shall be one piece, conical, and tapered.

**RELEVANT CASES:****Ordinance**

- B. At the time of review, the applicable zoning case for the subject site was 14-UP-2005.



## ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **APPLICABLE DOCUMENTS AND PLANS:**

29. Master water, wastewater, drainage and circulation plan for the Scottsdale Ridge Development.

### **CIVIL IMPROVEMENT PLAN REQUIREMENTS:**

#### **DRB Stipulations**

30. Prior to final plan approval, the applicant will provide to staff, a copy of the approved Arizona Development Services Division / Industrial NPDES permit.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

31. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

32. Demonstrate consistency with the approved master drainage plan and report for Scottsdale Ridge

- a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
- b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

33. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.
- b. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.

34. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

C. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.



- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- D. On January 11, 2006, the City's Stormwater Management Division approved a Stormwater Storage Waiver for this development. This approval is based on the following conditions:
- 1) Contribution will be consistent with the preliminary drainage report and fees are collected prior to final plan approval.
  - 2) Fees will be in general agreement with those identified in the preliminary drainage report and qualified by submitting an appraisal of the land cost prior to approval of the final drainage report.
- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
- (1) Drywells are not permitted.
  - (2) Oil and grease separators and hazardous material removal to the satisfaction of the Flood Plain Coordinator.
- G. Street Crossings:
- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

#### **ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

##### **Streets and other related improvements:**

##### **DRB Stipulations**

- 35. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance..
- 36. The developer shall design and construct the Scottsdale Road drive in general conformance with detail #2257CH, right in right out.
- 37. Provide an emergency and service vehicle access easement in general conformance with the previous dedication for internal circulation.
- 38. Additional Stipulations as project demands.

##### **Ordinance**

- H. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.



**INTERNAL CIRCULATION:**

Developer shall provide an Emergency and Service Vehicle Access Easement (ESVAE) connecting to the property to the south.

**DRB Stipulations**

39. The developer shall provide a minimum parking-aisle width of 24 feet.
40. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
41. The developer shall provide a minimum of 120 feet of queuing distance for all "drive-thrus" (Bank, fast-food, etc.).
42. The developer shall design the dead-end parking aisle in general conformance with the included detail.

**Ordinance**

- I. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**EASEMENTS AND DEDICATIONS**

<b>EASEMENT / DEDICATION</b>	<b>DESCRIPTION</b>
Emergency and Service Vehicle Access Easement. ESVAE	Minimum width from Scottsdale Road connecting to the property to the south.

**DRB Stipulations**

43. Sight distance easements shall be dedicated over sight distance triangles.
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
44. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate as necessary a 1-foot wide vehicular non-access easement along the property frontage on Scottsdale Road except at the approved driveway location.
45. Indemnity Agreements:
  - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

**Ordinance****J. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of \_\_\_\_ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

**K. Waterline and Sanitary Sewer Easements:**



- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

L. Vista Corridor Easements:

- (1) All vista corridor easements, drainage easements and easements for stormwater storage shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

M. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

**REFUSE:**

**DRB Stipulations**

46. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 or #2147-1 will be applied to this project.

47. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

**Ordinance**

N. Refuse enclosures are required as follows:

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

O. Underground vault-type containers are not allowed.

P. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

Q. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.



**DRB Stipulations**

48. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

49. Basis of Design Report (Water):
- Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of an abbreviated Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- R. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

50. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of an abbreviated Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
51. On-site sanitary sewer shall be privately owned and maintained.
52. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- S. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- T. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. A monitoring manhole and approved sand and grit separation will be installed prior to the discharge into the Public system. The facility may require a City Industrial Users Permit and related monitoring and sampling facility.
- U. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.
- V. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.



## **CONSTRUCTION REQUIREMENTS**

### **DRB Stipulations**

As-Built Plans.

53. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

### **Ordinance**

W. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

## **VERIFICATION OF COMPLIANCE**

### **DRB Stipulations**

54. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:

- a. Occupied building will conform to the FEMA requirements for commercial properties and buildings.